

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF TEXAS
SHERMAN DIVISION

IN RE: §
§
ANJOMA VENTER § CASE NO. 23-42320
§ (Chapter 7)
DEBTOR §

**AGREED ORDER GRANTING MOTION FOR AUTHORITY TO SELL PERSONAL
PROPERTY
FREE CLEAR OF ALL LIENS, CLAIMS AND ENCUMBRANCES WITH
LIENS, CLAIMS AND ENCUMBRANCES TO ATTACH TO SALES PROCEEDS**

On this day came on for consideration, the Motion for Authority to Sell Personal Property Free and Clear of All Liens and Encumbrances with Liens, Claims and Encumbrances to Attach to Sales Proceeds (“**Motion**”) filed by Christopher J. Moser, Chapter 7 Trustee (“**Trustee**”). The Court, after considering the Motion and the lack of any timely objection or response to the Motion, finds that the relief sought is in the best interests of the estate and that the provisions of 11 U.S.C. §363 have been satisfied. **IT IS THEREFORE,**

ORDERED that the Motion is granted. **IT IS FURTHER,**

ORDERED that procedure for conducting the sale, as described in the Motion, is approved. **IT IS FURTHER,**

ORDERED that the Debtor is authorized to sell the Property identified in the Motion to Gricelda Martinez and Jose Eugene Marinez and/or their assigns for \$55,000. **IT IS FURTHER,**

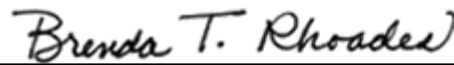
ORDERED that, excepting the 2024 ad valorem tax lien, the sale of the Property shall be free and clear of all liens, claims and encumbrances pursuant to 11 U.S.C. §363(f) with such liens, claims and encumbrances attaching to the proceeds of the sale with the same validity and priority that existed prior to the closing of the sale. **IT IS FURTHER,**

ORDERED that the sale of the Property is “as is, where is,” without any representations or warranties concerning the condition, use or suitability of the Property.

ORDERED that Trustee is authorized to pay Michael Crane a 6% commission out of the sale proceeds upon the closing of a sale without further order. **IT IS FURTHER,**

ORDERED that the stay requirement of Rule 6004(h) of the Federal Rules of Bankruptcy Procedure is hereby waived.

Signed on 04/10/2024



SD

HONORABLE BRENDA T. RHOADES,
CHIEF UNITED STATES BANKRUPTCY JUDGE

AGREED AS TO FORM AND SUBSTANCE:

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By: /s/ Charles F. Baum

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ATTORNEYS FOR TRUSTEE

By: /s/ Julie A. Parsons

Julie A. Parsons
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ATTORNEYS FOR DENTON COUNTY